Planning & Zoning Commission Meeting

February 21, 2024

Salmon, ID

The Commission opened the regular Planning and Zoning meeting at 7:00 p.m.

Those in attendance: County: James Malcolm, Vinn Strupp, Cody Settles, Jeff Nofsinger

and Ty Cole

County Planning & Zoning Staff: Polly Anderson and Lisa Olson

Members of the commission introduced themselves.

**Consent Agenda**

Approval of minutes from January 17, 2024

A motion was made to approve the minutes of January 17, 2024. All voted aye, motion carried.

**Polly** asked to add some communications that weren’t on the Agenda, **James** agrees. **Polly** introduces Ty Cole as a new member of the Board. All welcome him in.

 Next item was Vinn Strupp’s retirement after 25 years of volunteering, this was his last meeting.

 **Road Easement Concerns**

**Polly** shares that she sat down with Curt Rosin from Road & Bridge and said he was fine with having his own code, which he does that follows the Transportation Plan. This is the same thing we have in our Development Code. James and Polly confirm that it really does not need to be in the County Code book. Curt had no problem with taking out the sections we had omitted when Polly presented them.

**James** had concerns over the section where an individual would want the County to take over a road.

**Polly** confirmed that this was still in the Code under the Lot Split section, Chapter 3. Section 3.1.5.8.1, page 11. **James** was referring to the section in Appendix B under the current Road Standards B.1.8 through B.1.8.2.8 concerning the fact that the County will not take a road over until all specifications and conditions have been met. Just to make It clear what someone must do for the County to maintain the road, he thinks that should remain in the Code. **Jeff** suggests putting it in as a notice saying if you don’t meet the County specs they will not take it over.

**Jeff** reads the “projects will be reviewed on a case-by-case basis” saying the Building Department can determine the appropriate action with 1-3 lots. **Ty** mentions case-by-case basis opening the County up for liability. Not having parameters may open this up for individuals coming in if we don’t have an actual basis of “this is the guidelines”. An example would be that someone else was able to get what they are not getting. **Polly** mentions it will all be run by an attorney before it goes to public hearing. She will also give changes to the Commissioners to review and change or add before the public hearing.

**Cody** and **James** discuss Private Road definitions. This will be included in the changes.

**James** questions who owns a road that goes through the middle of a subdivision. **Cody** answers that the developer or HOA owns the road.

Discussion continues on roads in subdivisions and who is responsible for the maintenance of them.

All agree that a maintenance agreement with the subdivision HOA or individual that owns the lot would be a good idea. This would be a private agreement between individuals. It would be a separate agreement filed with the County. **Polly** said she would look into it.

**James** and **Ty** discuss Section 8 that James wants to keep in as a Standard for individuals to follow if they want the County to take it over for maintenance. **James** says yes-things must be brought up to specs if that’s what they want.

**Polly** said she would put things together with what had been discussed so far and talk to Bruce and put together a road maintenance agreement/plan for subdivisions. Asked if the Board wanted to meet one more time before change was presented to the Commissioners and **James** said yes especially where the liability issues are concerned. Agreed that there would be one more meeting concerning road section and **Polly** mentioned a possible public hearing for an airstrip in March.

**Polly** mentions the possibility of a store at River’s Edge RV Park and Pizzeria to buy a loaf of bread, milk and small essentials. She asked the Board if they thought a Special Use Permit was needed or if it would just fall into the use they already had. **James** thought it would be a question for Bruce and **Ty** brought up the North Fork Store and that they would probably have an issue with it. After discussion with all present the conclusion was met to have Bruce look it over.

**Cody** motions to adjourn the meeting, **Jeff** seconds**. James** motions and seconds to adjourn, all agree by saying aye.

Meeting adjourns at 8:05 pm

Respectfully, Lisa Olson